

13286604

AFTER RECORDING RETURN TO:

Zongkai Vang and Ze Xiong
6518 New 47th Street
Vancouver, WA 98661

STATUTORY WARRANTY DEED

Send Tax Statements to:
Same as above

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$180,000.00 Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, United States of America (herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto Zongkai Vang and Ze Xiong, as tenants by the entirety (herein referred to as grantee, whether one or more), the following described real estate situated in Klamath County, Oregon to-wit:

See Legal Description Attached hereto and by reference incorporated herein.

Being the same real property acquired by John Keith Hoover by virtue of Deed Recorded on January 27, 2006 as instrument no. M06-01722 of the Klamath County, State of Oregon Deed Records; subsequently all right, title and interest transferred to the United States of America by Order of Forfeiture as recorded on May 12, 2017 as instrument no 2017-005262 of the Klamath County, State of Oregon, Deed Records.

Exceptions to Conveyance and Special Warranty Covenants: This conveyance is subject to all easements, rights of way and prescriptive rights, whether of record or not, all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other matters or instruments that affect the property, rights of adjoining owners in any walls, fences, docks, piers and other improvements situated on a common boundary, any discrepancies, conflicts or shortages in area or boundary lines and any encroachments or overlapping of improvements. Further subject to all real property taxes and assessments due and payable after the date of this deed. Should this conveyance, Grantee's use of the property or any other cause result in assessment of additional taxes for periods prior to the date hereof, such rollback taxes shall be the responsibility and liability solely of the Grantee. Grantee hereby agrees to indemnify and hold Grantor harmless of and from any suits, claims, demands, losses and liabilities arising in connection with its responsibilities and liabilities arising in connection with its responsibilities and liabilities under this paragraph.

Grantor warrants to defend all and the singular of the property against every person whomsoever lawfully claims, the same or any part thereto, except as to the reservations from and these exceptions to conveyance and special warranty covenants, when the claim is by, through, or under Grantor, but not otherwise.

Grantee, by acceptance of this deed, certifies that he has inspected the property and has satisfied himself as to the condition of the same and that Grantee, relying solely upon his own investigation and examination of the property and not upon any representation by Grantor, accepts the property in its "AS IS" and WHERE IS" condition, with any and all faults, defects and environmental conditions, without representation or warranty of any kind, express, implied, statutory or otherwise, including, without limitation, any warranty as to habitability, suitability, merchantability, condition or fitness, fitness for a particular purpose or fitness for any purpose.

Grantee recognizes and understands that the foregoing acknowledgments, confessions and agreements are a material inducement to Grantor in the execution and delivery of this deed and that, but for the foregoing acknowledgments, confessions and agreements, Grantor would not have executed and delivered

2017-005904

Klamath County, Oregon

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Fee: \$67.00


2017-005904

this deed and Grantee recognizes, understands and agrees that the foregoing waivers, releases, indemnifications and other matters expressly apply to and include claims, losses, liabilities, damages and expenses arising, in whole or in part, out of the acts, omissions or negligence of Grantor or Grantor's predecessors in title or possession.

Grantor covenants to specially warrant the title to the property hereby conveyed against any claim or action arising from the Federal case styled "United States of America v. John Keith Hoover, Civil Action No. CR 14-00554-1-PXH-SRB, decided in United States District Court for the District of Arizona, the Final Order of Forfeiture, dated August 11, 2016, having been recorded on May 12, 2017 in the Klamath County, State of Oregon deed records as Document or instrument number 2017-005262

IN WITNESS WHEREOF, United States of America by and through THAVRY SINN,
its MANAGEMENT & PROGRAM ANALYST, has hereunto set its hand(s) and seal(s), this 26TH day of
MAY, 2017, ~~2016~~

United States of America

By 
Thavry Sinn (Name)
its Management Program Analyst (Title)

STATE OF Virginia
COUNTY OF Arlington

Be it remembered, that on this 26th day of May, 201~~6~~⁷ before me, the subscriber, a Notary Public in and for said County and State, came the United States of America, the Grantor herein, by and through Thavry Sinn, Management Program Analyst of the United States Marshals Service, Asset Forfeiture Division, being authorized to make this conveyance by Title 28 of the U.S. Code (28 CFR §§ 0.111, 0.113, 0.156), is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and the act of said entity.

Given under my hand and official seal, this the 26th day of May, 201~~6~~⁷.


Notary Public

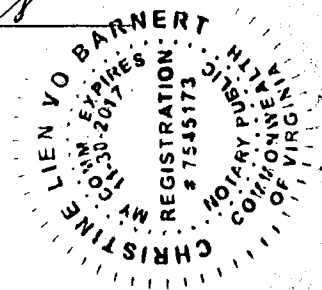


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of Section 1, Township 35 South, Range 11 East of the Willamette Meridian; thence South 0° 37' 47" West along the East boundary of Section 1, 2643.99 feet to the East ¼ corner of Section 1; thence South 0° 39' 40" West along the East boundary of Section 1, 2644.01 feet to the Northwest corner of Section 7, Township 35 South, Range 12 East of the Willamette Meridian; thence South 89° 46' 30" East along the North boundary of Section 7, 2673.33 feet to the North ¼ corner of Section 7; thence South 0° 06' 54" East along the East boundary of the NW ¼ of Section 7, 2639.86 feet to the Southeast corner of the NW ¼ of Section 7; thence North 89° 47' 44" West along the South boundary of the NW ¼ of Section 7, 2691.19 feet to the East ¼ corner of Section 12, Township 35 South, Range 11 East of the Willamette Meridian; thence South 0° 50' 49" West along the East boundary of Section 12, 2641.00 feet to the Southeast corner of Section 12; thence North 89° 21' 23" West along the South boundary of Section 12, 1318.58 feet to the East 1/16 corner between Sections 12 and 13; thence South 0° 28' 00" West along the East boundary of the NW ¼ of the NE ¼ of Section 13, 734.39 feet to the Northeast corner of Block 45, Oregon Pines Subdivision; thence along the Northerly boundary of Oregon Pines Subdivision as follows:

North 89° 13' 15" West 474.03 feet; South 0° 46' 45" West 122.26 feet; North 89° 36' 35" West 803.86 feet; South 80° 54' 20" West 30.00 feet; South 68° 10' 05" West 420.66 feet; North 307.59 feet; North 35° 20' 40" West, 561.35 feet; North 54° 25' 00" West 755.00 feet; South 35° 35' 00" West 635.00 feet; South 58° 36' 25" West 298.51 feet; North 61° 10' 38" West 262.76 feet; North 67° 13' 23" West 230.07 feet; North 29° 47' 57" West 212.49 feet; North 49° 08' 34" West 500.05 feet; North 66° 15' 20" West 375.00 feet; North 41° 14' 19" West 66.21 feet; North 66° 15' 20" West 368.00 feet; North 16° 34' 27" East 552.28 feet; North 68° 28' 12" East 250.61 feet; North 23° 44' 40" East 425.00 feet; North 52° 13' 27" West 411.08 feet; North 73° 25' 33" West 617.00 feet; South 16° 34' 27" West 531.09 feet; North 52° 00' 44" West 320.98 feet; North 0° 54' 13" East 99.51 feet; North 52° 00' 44" West 340.00 feet; North 74° 52' 11" West 419.13 feet; North 29° 11' 18" West 378.86 feet; South 88° 57' 42" West 378.86 feet; South 29° 53' 12" West 310.00 feet; North 59° 39' 37" West 458.16 feet; North 24° 11' 30" East 320.00 feet; North 65° 48' 30" West 835.00 feet; South 24° 11' 30" West 1325.00 feet; South 29° 43' 56" East 93.79 feet; South 56° 28' 30" West 250.50 feet; South 79° 54' 13" West 65.39 feet; South 56° 28' 30" West 405.22 feet; South 28° 32' 10" East 116.53 feet; thence South 61° 27' 50" West along the North boundary of Lot 1, Block 26, Oregon Pines Subdivision to the West boundary of Section 11, Township 35 South, Range 11 East of the Willamette Meridian; thence North 0° 46' 41" East along the West boundary of Section 11 to the East ¼ corner of Section 10; thence North 88° 47' 27" West along the South boundary of the NE ¼ of Section 10 to the centerline of the Fuego Fire Road; thence Northerly along the centerline of said road to the most Westerly corner of a tract of land described in Volume M78, page 27828, Deed Records of Klamath County, Oregon; thence South 66° 43' 27" East along the Southerly boundary of the property described in said Deed; 1485.77 feet; thence along the Easterly boundary of said Deed Volume and Page North 18° 40' 55" East 622.00 feet; thence North 28° 30' 24" East 1785.75 feet to the most Northerly corner of a tract of land described in Volume M77, page 21083, Deed Records of Klamath County, Oregon; thence South 59° 41' 57" East 1082.37 feet; thence North 30° 18' 03" East 1415.51 feet to the North boundary of Section 2, Township 35 South, Range 11 East of the Willamette Meridian; thence South 89° 19' 06" East along the North boundary of Section 2 2197.85 feet to the Northwest corner of Section 1; thence South 0° 50' 47" West along the West boundary of Section 1 to the Northwest corner of the SW ¼ of the NW ¼ of Section 1; thence East along the North boundary of the SW ¼ of the NW ¼ to the Northeast corner of the SW ¼ of the NW ¼ of said Section 1; thence South along the East boundary of the SW ¼ of the NW ¼ to the Northwest corner of the NE ¼ of the SW ¼ of said Section 1; thence East along the North boundary of the NE ¼ of the SW ¼ to the center of said Section 1; thence North along the North-South centerline of Section 1 to the North ¼ corner of said Section 1; thence South 89° 00' 44" East along the North boundary of Section 1, 2643.21 feet to the Northeast corner of Section 1, to the point of beginning.

EXCEPTING THEREFROM the SE ¼ of the NW ¼ of Section 12, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING therefrom a tract of land situated in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Section 2; thence South $88^{\circ} 59' 04''$ East along the Northerly line of said Section 2 a distance of 276.30 feet to the centerline of an existing Indian Service Road; thence South $33^{\circ} 06' 52''$ West along said centerline a distance of 35.00 feet; thence South $59^{\circ} 41' 57''$ East a distance of 2030.72 feet; thence South $28^{\circ} 30' 24''$ West a distance of 665.02 feet to a Northerly corner of a tract of land described in a Contract to Keith R. Shannon, recorded October 19, 1977 in Volume M77, Page 20008, Deed Records of Klamath County, Oregon and the true point of beginning of the tract of land herein to be described; thence South $59^{\circ} 41' 57''$ East along the boundary line of said Shannon tract a distance of 1310.08 feet to an angle corner therein; thence South $28^{\circ} 30' 24''$ West a distance of 665.02 feet; thence South $32^{\circ} 34' 54''$ East a distance of 442.97 feet; thence North $87^{\circ} 54' 59''$ West a distance of 1573.32 feet to the most Westerly corner of said Shannon tract; thence North $11^{\circ} 43' 00''$ East along the Westerly line of said Shannon tract a distance of 997.83 feet to an angle corner therein; thence continuing along the Westerly line of said Shannon tract North $28^{\circ} 30' 24''$ East a distance of 665.02 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM a tract of land located in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 2; thence North $89^{\circ} 03' 41''$ West along the South boundary of Section 2, 661.44 feet; thence North $8^{\circ} 13' 29''$ West 2107.74 feet to the most Easterly corner of a tract of land described in Volume M77, page 20008, Microfilm Records of Klamath County, Oregon, said point also being the most Southerly corner of a tract of land described in Deed Volume M78, page 25362; thence along the boundaries of tract described in Volume M78, page 25362 North $16^{\circ} 40' 58''$ West 446.58 feet; thence North $40^{\circ} 53' 10''$ West 600.00 feet; thence North $49^{\circ} 06' 50''$ East 1438.83 feet; thence South $42^{\circ} 01' 02''$ East 667.26 feet to the East boundary of Section 2; thence South $0^{\circ} 50' 47''$ West along the East boundary of Section 2, 3424.73 feet to the Southeast corner of Section 2.

ALSO EXCEPTING THEREFROM that portion of Sections 2, 3 and 11 deeded to Leo B. Chadbourne and Charles D. Chadbourne in Warranty Deed recorded November 30, 2000 in Volume M00 Page 43079 Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion of Section 2 deeded to Mike Groves and Cheryl Groves in Warranty Deed recorded December 31, 1998 in Volume M98 Page 47996 Deed Records of Klamath County, Oregon.

Exhibit B

1. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol
2. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
3. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
4. Approved Road Rights of Way through Klamath Indian Reservation Tribal Land, including the terms and provisions thereof,
Recorded: February 13, 1959
Instrument No.: Volume 13, page 342, Miscellaneous Records
5. Land Status Report, including the reservations, terms and provisions thereof,
Recorded: November 21, 1958
Instrument No.: Volume 305, page 205
6. Land Status Report, including the reservations, terms and provisions thereof,
Recorded: October 21, 1958
Instrument No.: Volume 305, page 215
7. Deed of Tribal Property, including the reservations, terms and provisions thereof,
Recorded: March 10, 1959
Instrument No.: Volume 310, page 388
8. Deed of Tribal Property, including the reservations, terms and provisions thereof,
Recorded: April 21, 1959
Instrument No.: Volume 311, page 630
9. Reservations, including the terms and provisions thereof, contained in Deed
Recorded: March 10, 1959
Instrument No.: Volume 314, page 267
10. Declaration of Easement and Maintenance Covenant, including the terms and provisions thereof,
Recorded: November 30, 1977
Instrument No.: M77, page 23166